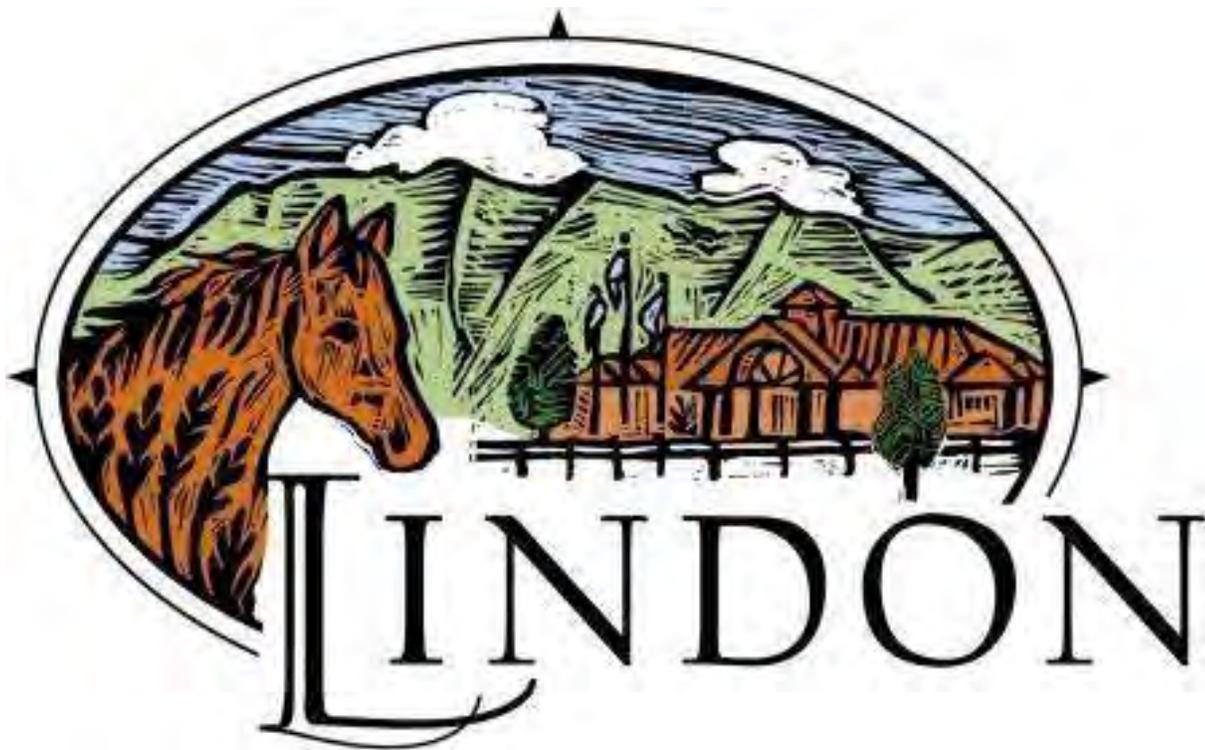


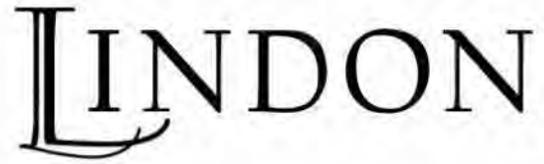
Lindon City Planning Commission Staff Report



April 10, 2018

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, April 10, 2018, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA - AMENDED

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 03/27/2018

3. Public Comment

(15 minutes)

4. Conditional Use Permit — HVR Performance, 1545 West 200 South, Unit 100

Hayden Villarreal, HVR Performance, requests conditional use permit (CUP) approval for motorcycle service and repair (Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service) to be located at 1545 West 200 South, Unit 100, in the Light Industrial (LI) zone.

(15 minutes)

5. Site Plan — Alexander's Print Advantage Addition, 245 South 1060 West

Alexander's Print Advantage requests site plan approval for a 23,138 square foot building addition to their existing facility. The property is located at 245 South 1060 West, in the Light Industrial (LI) zone.

(15 minutes)

6. Site Plan — doTERRA, ~2300 West 400 North

doTERRA International requests site plan approval for a 270,000 square foot distribution center in the Regional Commercial (RC) zone. The subject property is located at about 2300 West 400 North.

(15 minutes)

7. Concept Review — Castle Park Offices, ~126 S. Main

Eric Barzeele, Castle Park, requests feedback regarding proposed offices and shared parking with the event center. The subject property is in the General Commercial (CG) zone.

(15 minutes)

8. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use Table

Lindon City requests approval of an amendment to the Lindon City Standard Land Use Table to allow vehicle services centers in conjunction with new vehicle dealerships. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-6-O)

(15 minutes)

9. Discussion Item — Lindon City General Plan, Streets and Transportation

Lindon City Planning & Economic Development Director, Hugh Van Wagenen, will review the Streets and Transportation section with the Planning Commissioners. This is an informative discussion item only. No motions will be made.

10. New Business from Commissioners

11. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for



Scan or click here for link to download agenda & staff report materials.

Notice of Meeting

Lindon City Planning Commission



all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

Posted By: Brandon Snyder, Associate Planner

Date: April 5, 2018

Time: 10:30 a.m.

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

Lindon City Planning Commission Meeting April 10, 2018

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Mike Vanchiere

Item 2: Approval of Minutes

Lindon City Planning Commission Meeting March 27, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 27, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Vanchiere, Commissioner
10 Pledge of Allegiance: Mike Marchbanks, Commissioner

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Sharon Call, Chairperson	Charlie Keller, Commissioner
14	Mike Marchbanks, Commissioner	
	Rob Kallas, Commissioner	
16	Steven Johnson, Commissioner	
	Mike Vanchiere, Commissioner	
18	Hugh Van Wagenen, Planning Director	
	Brandon Snyder, Associate Planner	
20	Kathy Moosman, Recorder	

22 **Special Attendee:**
23 Matt Bean, Councilmember

- 24
- 25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of March 13, 2018 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
31 REGULAR MEETING OF MARCH 13, 2018 AS PRESENTED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
33 THE MOTION CARRIED.

- 34
- 35 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
37 There were no public comments.

38 **CURRENT BUSINESS** –

- 40
- 41 4. **Minor Subdivision — 40 North Subdivision, Plat A, 40 North Geneva Rd.**
42 Matthew Blackburn, 40 Geneva LLC, request preliminary plan approval of a one
43 (1) lot minor subdivision plat, consisting of 1.53 acres (Utah County) Parcel #14-
44 065-0203) in the Light Industrial (LI) zone.

46 Brandon Snyder, Associate Planner, gave a brief background of this item is a
47 request by Matthew Blackburn (who is in attendance) for preliminary plan approval of a
48 one (1) lot minor subdivision plat, consisting of 1.53 acres. He stated the subdivision and

2 pending site plan will provide PUE's and sidewalk easements. The plat will combine the
3 parcels to create one lot in the Light Industrial (LI) zone. The Lindon City Street Master
4 Plan Map (September 2016), indicates Center Street is a Local Street. Geneva Road is
5 listed as an Arterial street.

6 Mr. Snyder then referenced Lindon City Code (LCC) 17.49.020 LI Manufacturing
7 and Distribution District – Purpose noting it shall be the purpose of the LI district to
8 provide areas in appropriate locations where light manufacturing, industrial processes and
9 warehousing not producing objectionable effects may be established, maintained, and
10 protected. The regulations of this district are designed to protect environmental quality of
11 the district and adjacent areas. He stated full public improvements (curb, gutter, and
12 sidewalk) will be installed along Center Street and the sidewalk will be replaced along
13 Geneva Road.

14 Mr. Snyder indicated that Staff has determined that the proposed subdivision
15 complies, or will be able to comply before final approval, with all remaining land use
16 standards. He added that the City Engineer is addressing engineering standards and all
17 engineering issues will be resolved before final approval is granted. He then referenced
18 the Aerial (site) and the Proposed subdivision followed by discussion. He then turned the
19 time over to the applicant for comment.

20 Mr. Blackburn stated they have been before the Planning Commission previously
21 and the buyer fell through so they are going to finalize their project and continue on with
22 the eight industrial units (office warehouse space). Mr. Blackburn also showed an artistic
23 rendering to the commission. Mr. Snyder then explained the property configuration and
24 landscaping buffer percentage that was previously reviewed. Chairperson Call stated
25 staff has noted this complies with all requirements and standards.

26 Chairperson Call asked if there were any further comments or discussion.
27 Hearing none she called for a motion.

28
29 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
30 APPLICANT'S REQUEST FOR PRELIMINARY PLAN APPROVAL OF A ONE (1)
31 LOT SUBDIVISION, TO BE KNOWN AS THE 40 NORTH SUBDIVISION, PLAT A,
32 WITH THE FOLLOWING CONDITIONS: 1. FINALIZE THE SITE PLAN
33 IMPROVEMENTS, AND 2. ADDRESS ANY REMAINING COMMENTS AND
34 REVIEW PROCESS WITH STAFF. COMMISSIONER VANCHIERE SECONDED
35 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL AYE
37 COMMISSIONER MARCHBANKS AYE
38 COMMISSIONER KALLAS AYE
39 COMMISSIONER JOHNSON AYE
40 COMMISSIONER VANCHIERE AYE
41 THE MOTION CARRIED UNANIMOUSLY.

42
43 5. **Discussion Item — Lindon City Street Cross-Sections.** Lindon City Planning &
44 Economic Development Director, Hugh Van Wagenen, will review Lindon City
45 Street Cross-Sections with the Planning Commissioners. This is an informative
46 discussion item only. No motions will be made.

2 Mr. Van Wagenen led this discussion by explaining Staff has been analyzing the
4 impacts of adopting a new street cross section including a wider sidewalk and a planter
6 strip. He reminded the Commission at the last meeting they reviewed several different
8 subdivisions to see how an increased Right of Way width would impact lot yield based
on 57 feet of ROW (a parkstrip of 7 feet). He pointed out this width aids in tree growth
and getting proper ADA slopes for driveways and sidewalks. He then presented the
following examples for discussion:

- 10 1. Impact of 57-foot ROW on existing subdivisions
 - 12 a. Ken's Cove
 - 14 b. Ray's Circle
- 16 2. 55-foot cross section example (add 1 more ft in each park strip to get 57 feet).

18 There was then some general discussion regarding park strips, right of ways,
20 landscaping parameters, driveways and sidewalks and easements. Mr. Van Wagenen
noted Public Works seems to be on board with the proposed changes/standards. He added
they will keep pursuing this issue and bring back some proposed changes for approval to
be forwarded on to the city council for adoption.

22 Chairperson Call asked if there were any further comments or discussion from the
Commission. Hearing none she moved on to the next agenda item.

- 24 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
26 new business or reports from the Commissioners. Commissioner Vanchiere
mentioned the Priddis music property is under contract and will be used as a
recording studio, so nothing needs to change as it will be under the same use.
28 Commissioner Kallas commented that Geneva Road will be a very important road
to the city and a belt route and he would hope that staff ensures that any proposals
of development on Geneva Road will be really nice.

- 30 7. **Planning Director Report** – Mr. Van Wagenen reported on the following items
32 followed by discussion.

- 34 • American Planning Association-Utah Spring Conference, Hurricane, UT
36 April 12-13, 2018

38 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

40 **ADJOURN** –

42 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
44 MEETING AT 8:03 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Approved – April 10, 2018

2

Sharon Call, Chairperson

4

6

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Conditional Use Permit — HVR Performance 1545 West 200 South, Unit 100

Hayden Villarreal, HVR Performance, requests conditional use permit (CUP) approval for motorcycle service and repair (Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service) to be located at 1545 West 200 South, Unit 100, in the Light Industrial (LI) zone.

<p>Applicant: Hayden Villarreal Presenting Staff: Brandon Snyder</p> <p>General Plan: Light Industrial Zone: Light Industrial (LI)</p> <p>Property Owner: Windsor Ventures Address: 1545 West 200 South Parcel ID: 35-581-0001 (Lot 1, Plat A, Burbridge Industrial Subdivision) Lot Size: 0.968 acre(s)</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve the applicant's request for a conditional use permit. 2. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for motorcycle service and repair, to be located at 1545 West 200 South, Unit 100, in the Light Industrial (LI) zone, with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. No outdoor storage 2. 3.
--	--

OVERVIEW

- The applicant has requested approval for motorcycle service and repair (Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service). The Lindon City Land Use Table

indicates that the proposed use requires a conditional use permit in the LI zone.

- **The applicant's business plan** is attached. The applicant has applied for a business license.

- The applicant is not proposing any changes to the site. The existing site plan was approved by the Planning Commission on April 12, 2016 (200 South Business Park 16-016-2).

- The existing building was constructed in 2017 (BP #2075).

- The minimum parking requirements for this use are



two (2) stalls (1/250 sq. ft. office/showroom and 1/employee).

- Third Party Public Notices required per LCC section 17.14.50 were mailed on March 28, 2018. No public comments have been received at this time.

The purpose of the of the LI zoning district is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.



ANALYSIS

Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- LCC Section 17.20.060 provides that a conditional use may be denied when:
 - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or

- injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

ATTACHMENT(S)

- Business Plan

HVR PERFORMANCE-CONDITIONAL USE PERMIT

Motorcycle service and repair, installation of new parts and accessories.

Operation Characteristics people will drop off motorcycles and pick them up when service is completed, I am the owner and only person working. Hours of operation Monday-Friday 9am-5pm.

No website available at this time. I have provided some pictures of the building complex.

Parking at the location is more than enough for what I need there is also a handicap stall and a handicap stall sign.

It has been a business for a little over a year but only as a mobile service such as going to customers in need of help and small services.

No increase of traffic in the area of operation, no increase in light and no increase in noise only noise is people coming and going dropping off and picking up motorcycles. No pollution will be generated by the business and no dust. No impact to neighboring business's or properties.

No outside storage of anything.

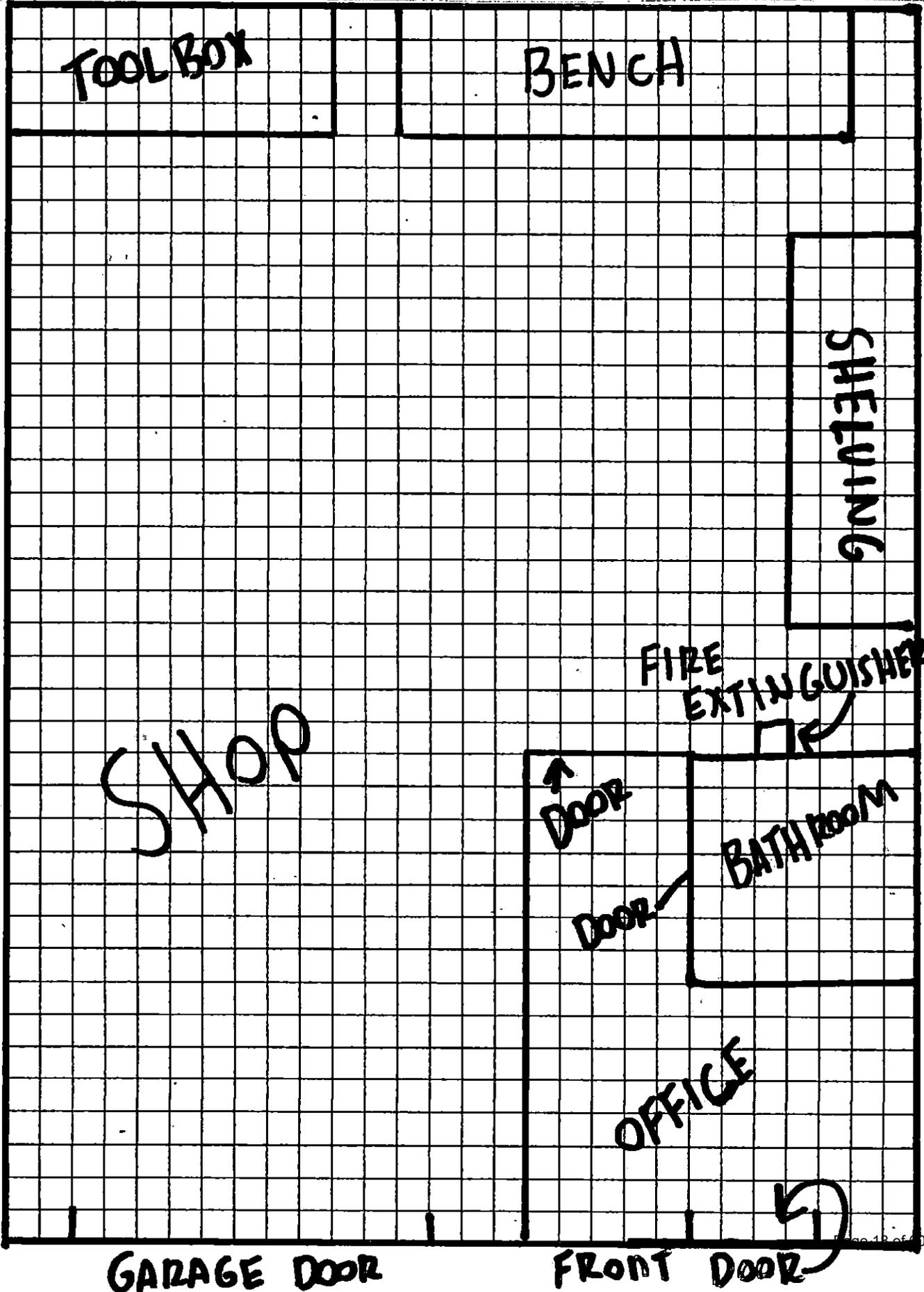
There will be no hazardous chemicals of any matter going into the sewer system. The water systems in the building will be more than enough for my intended use.

Old oil will be stored in oil safe containers and hauled away daily. Local auto parts stores offer up to 2 gallons of oil a day per person to be emptied into their oil container a day. I won't even be close to that but used oil will be disposed of responsibly.









Item 5: Amended Site Plan — Alexander’s Print Advantage 245 South 1060 West

<p>Applicant: Jeff Alexander Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Alexanders Holdings LC Address: 245 South 1060 West Parcel ID: 39:242:0001 Lot Size: 3.85 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <p>1. Whether the request for a site plan amendment for a 23,000 s.f. addition to an existing building complies with applicable land use requirements.</p> <p>MOTION</p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for site plan approval with the following conditions (if any):</p> <p>1. Provide required number of interior parking lot landscaping trees (15)</p>
--	---

BACKGROUND

1. The applicant proposes to construct a 23,000 s.f. addition, primarily warehouse with some office space.
2. The lot is located in the Light Industrial zone.
3. The original 35,963 s.f. building was approved in 1997.

DISCUSSION & ANALYSIS

This addition is a 64% increase in building size from the original structure. Lindon City Code 17.17.130 states that any building increase over 30% requires a site to be brought into substantial compliance with all current city codes and ordinances.

Parking Standards

Parking standards are based on the zone and the different uses in the building and their respective square footage.

<i>Required</i>	<i>Provided</i>
Manufacturing, 1 stall per 750 s.f. (26,890/750=36 spaces)	49 spaces
Warehouse, 1 stall per 1,000 s.f. (17,659/1000=18 spaces)	31 spaces
Office, 1 stall per 350 s.f. (18,456/350=53 spaces)	67 spaces
ADA stalls, up to 150 stalls requires 5 ADA stalls	5 ADA
2 per first 50 spaces, 1 per each additional 50 (4)	4 bike stalls

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. This landscape strip was installed with the original building 20 years ago and is still in place with a total of 26 trees.

Interior Landscaping

<i>Required</i>	<i>Provided</i>
40 s.f. per parking stall (148*40=5,920)	5,974 s.f. of interior parking lot landscaping
1 tree per 10 parking stalls (148/10=15)	6 interior parking lot trees assuming no existing trees will be disturbed. <i>*Deficient*</i> (frontage trees not counted toward this requirement)
75% living material in landscaping	92% with turf grass and shrubs (small area on southern end of project rock only)

Architectural Standards

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." The applicant is proposing to match the CMU blocks on the existing building. Elevations are shown in attachment three and meet the code requirement below.

- Twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning commission.

Building Color

The Code requires buildings in the LI zone to be earth-tone colors. The new addition will match the existing building colors (see attachment four).

Dimensional Standards

The proposed structure satisfies setback (20 feet front and 0 feet all others) and height requirements (48 feet) in the LI zone.

Engineering Requirements

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Site Plan
3. Existing Landscaping
4. Elevations Proposed Building Addition
5. Photos of Existing Site



Alexander's Print Advantage
Building Addition
245 South 1060 West



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Alexanders Printing
Site Plan

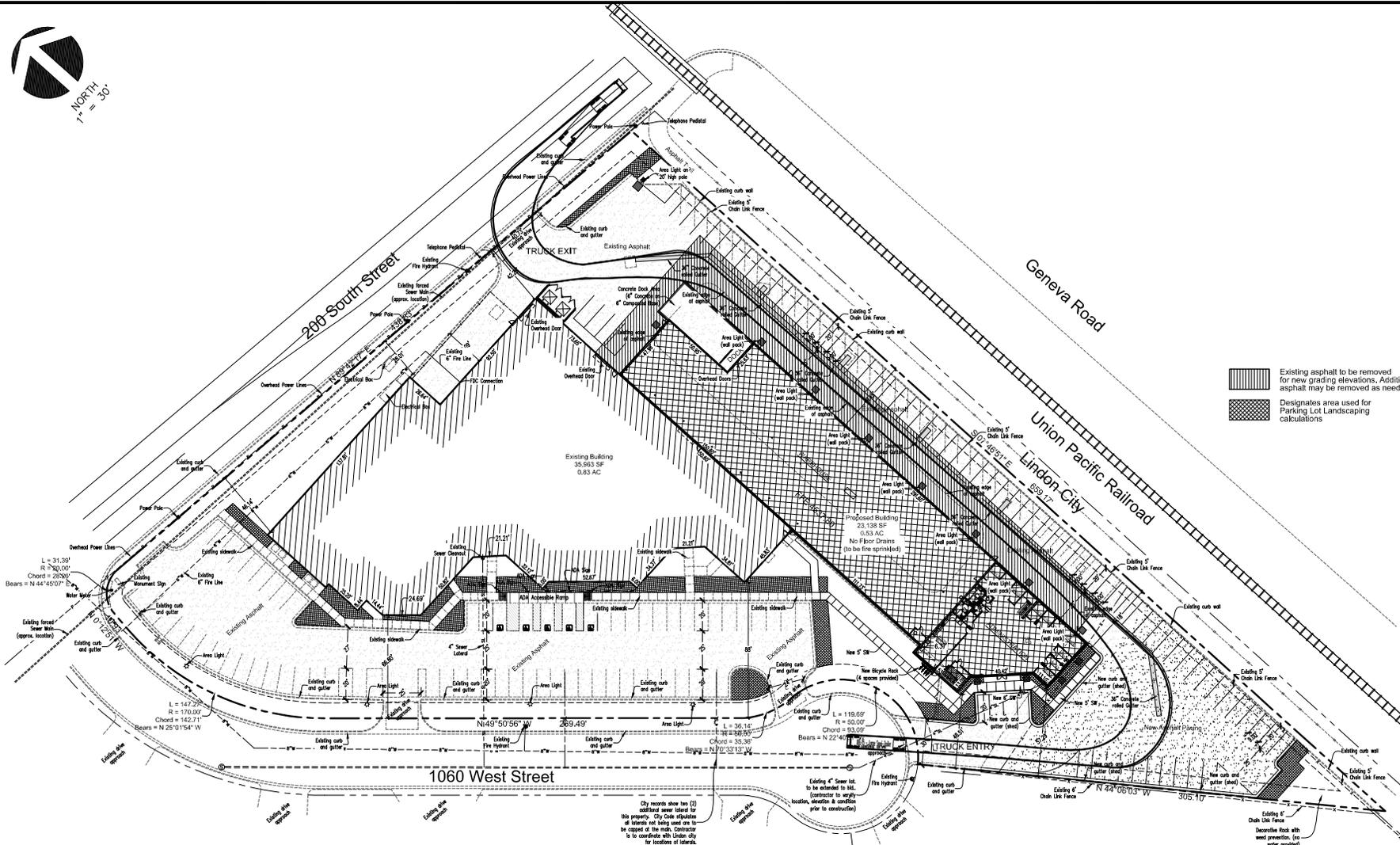
Utah

Utah

Revisions

Date: 4-5-2018
Scale: 1" = 30'
By: TD
Tracing No.: L-14348

Sheet No.: C-2.0



- Existing asphalt to be removed for new grading elevations. Additional asphalt may be removed as needed.
- Designates area used for Parking Lot Landscaping calculations

Judkins Enterprises

Darryl Christensen Properties

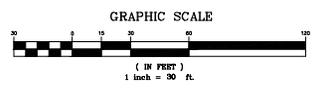
Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-462-4111

CAUTION! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center of at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

City records show two (2) additional sewer laterals for this property. City Code stipulates all laterals not being used are to be capped at the main. Contractor is to coordinate with Union City for locations of laterals.



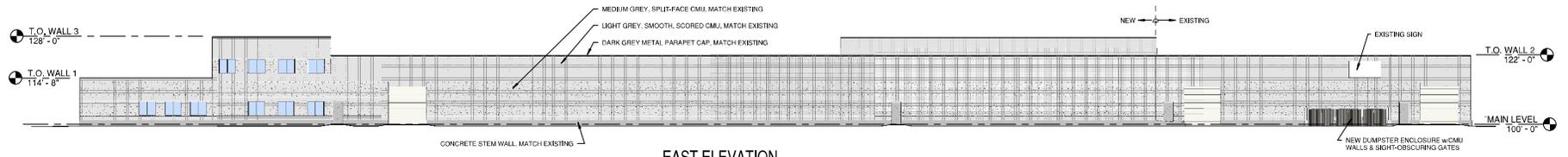


Existing interior landscaping trees

1060 WEST

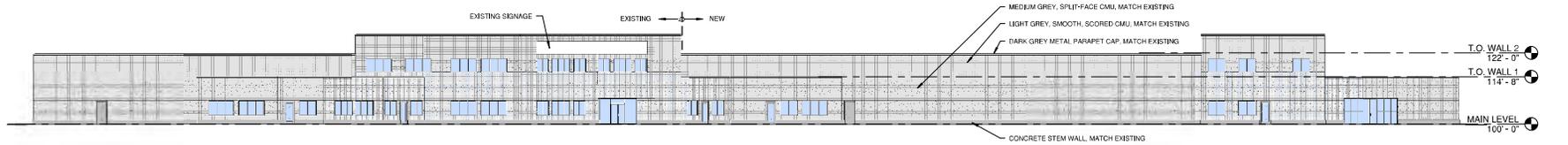
GENEVA

4/3/2018 11:26:22 AM C:\Users\Poggy\AC1\Desktop\Drawings\Alexander Print Center.rvt



EAST ELEVATION

SCALE 1/16" = 1'-0"



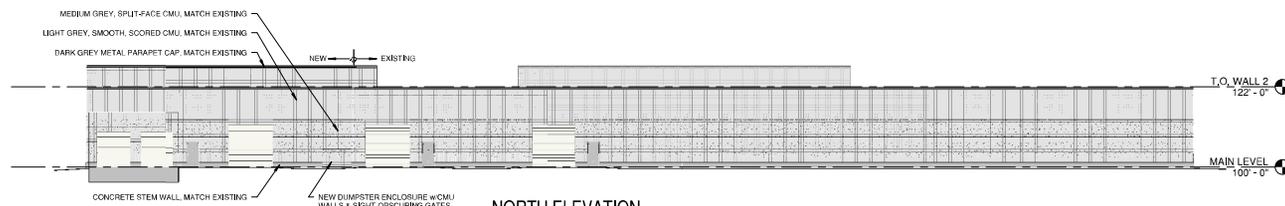
WEST ELEVATION

SCALE 1/16" = 1'-0"



SOUTH ELEVATION

SCALE 1/16" = 1'-0"



NORTH ELEVATION

SCALE 1/16" = 1'-0"

REVISIONS	DATE
▲▲▲▲	

ARCHITECTURAL COALITION
 1931 South State Road Springville, UT 84603 Ph: 801-451-9275



Copyright 2018
 Architectural Coalition
 All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written approval of the Architectural Coalition.

A NEW ADDITION FOR
 ALEXANDER'S PRINT ADVANTAGE
 245 SOUTH 1000 WEST
 LINDON, UTAH

SHEET NO.
A-2
 DATE
 12/6/2017





Item 6: Site Plan — doTERRA Distribution Center ~2300 West 400 North

<p>Applicant: doTERRA International Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: Regional Commercial (RC)</p> <p>Property Owner: Valley Properties LLC Address: ~2300 West 400 North Parcel ID: 14:059:0048 Lot Size: 19.7 acres being developed of 32 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <ol style="list-style-type: none"> Whether the request for a site plan for a 270,000 s.f. distribution center complies with applicable land use requirements. <p>MOTION</p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions:</p> <ol style="list-style-type: none"> Street dedication and sidewalk/street light and storm water easements be executed. Detailed landscaping plan be submitted meeting code requirements. Bike parking requirement be met. Provide written justification for reduced parking request. Comply with all engineering requirements as determined by the City Engineer based upon City Standards.
--	---

BACKGROUND

- The applicant proposes to construct a 270,000 s.f. distribution facility, primarily warehouse with some office space.
- The facility will house 250 employees across two daily shifts, with 20-30 trucks accessing the site per day.

DISCUSSION & ANALYSIS

This is the first site plan application under the recently approved Regional Commercial (RC) zone.

Parking Standards

Parking standards are based on the zone and the different uses in the building and their respective square footage. *The applicant is requesting a reduction in parking spaces and has reserved an appropriate "parking land bank" for future parking if necessary. However, no documentation has been provided to indicate that the number of spaces provided will be sufficient for the size of the building.*

<i>Required</i>	<i>Provided</i>
Warehouse, 1 stall per 1,000 s.f. (253,112/1000=253 spaces)	248 spaces, *Deficient*
Office, 1 stall per 350 s.f. (23,751/350=67 spaces)	0 spaces, *Deficient*

ADA stalls, up to 300 stalls requires 7 ADA stalls	7 ADA
Bike stalls: 8% of vehicular spaces up to 16 bike stalls (16)	Not provided

Landscaping Standards

Landscape Strip Behind Sidewalk

The RC zone requires a 16-20 foot landscape strip behind the meandering five (5) foot sidewalk along street frontages. Trees are to be planted every 30 feet in the landscape strip with 30% to be evergreens. Rather than planting trees, the applicant is proposing offset masonry walls with shrubs planted in front. Please see landscaping plan in attachment three and renderings in attachment five. The landscaping plan is lacking any details as to types of plants/trees and other materials being proposed.

Parkstrip In Front of Sidewalk

The RC zone requires an 8-12 foot parkstrip between the curb and the meandering sidewalk along street frontages with trees every 30 feet. This appears to be met; however, the landscaping plan is lacking any details as to types of plants/trees and other materials being proposed.

Interior Landscaping

<i>Required</i>	<i>Provided</i>
40 s.f. per parking stall (248*40=9,920)	Well over 10,000 s.f. of interior parking lot landscaping provided
1 tree per 10 parking stalls (248/10=25)	47 interior parking lot trees
75% living material in landscaping	Unknown; plant details not provided

Overall Landscaped Open Space

<i>Required</i>	<i>Provided</i>
25% of 858,738 s.f. or 214,684 s.f	314,488 s.f.

Architectural Standards

Building Materials and Massing

The Code requires that all buildings in the RC zone provide appropriate articulation, variation in rooflines, and avoid flat looking wall/facades and large, boxy buildings. *The architects will address this issue before the Planning Commission.* A three story office building is being planned to the north of the warehouse, which will affect site lines from the freeway.

Concrete tilt up construction is permitted when stamped, stained, or textured panels are used to add character and appeal to the building. Please see architectural renderings and elevations in attachments four and five.

Building Color

Varying colors are used on the concrete tilt up construction to avoid the monotony of a large development. Rugged Brown, Tan Bark, and Sand Dune are the colors noted on the elevations. These are appropriate earth tone colors for the zone.

Dimensional Standards

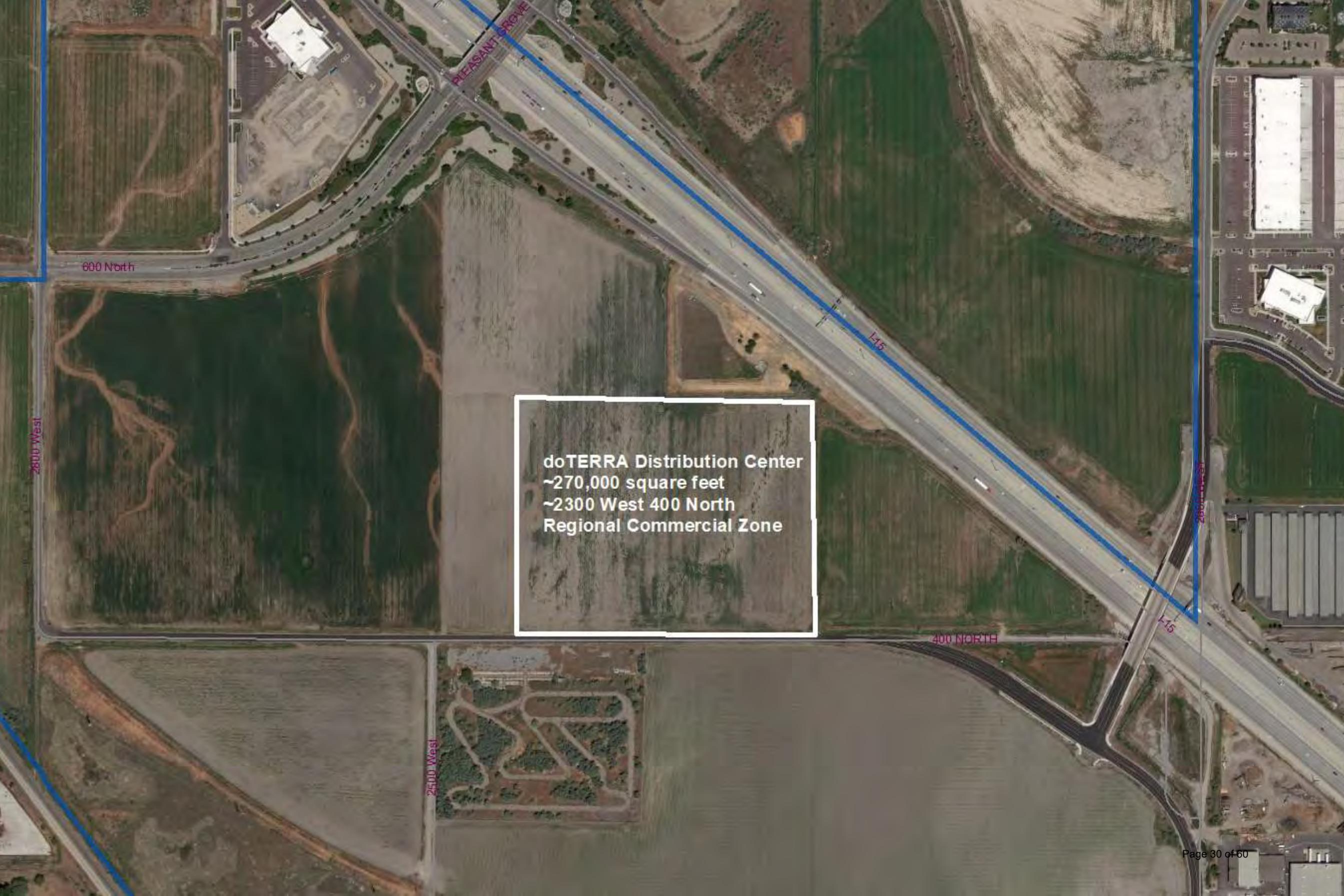
The proposed structure satisfies setback (30 feet from all property lines) and height requirements (80 feet) in the RC zone.

Engineering Requirements

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Site Plan
3. Landscaping
4. Elevations Proposed Building Addition
5. Architectural Renderings
6. Photos of Existing Site



doTERRA Distribution Center
~270,000 square feet
~2300 West 400 North
Regional Commercial Zone

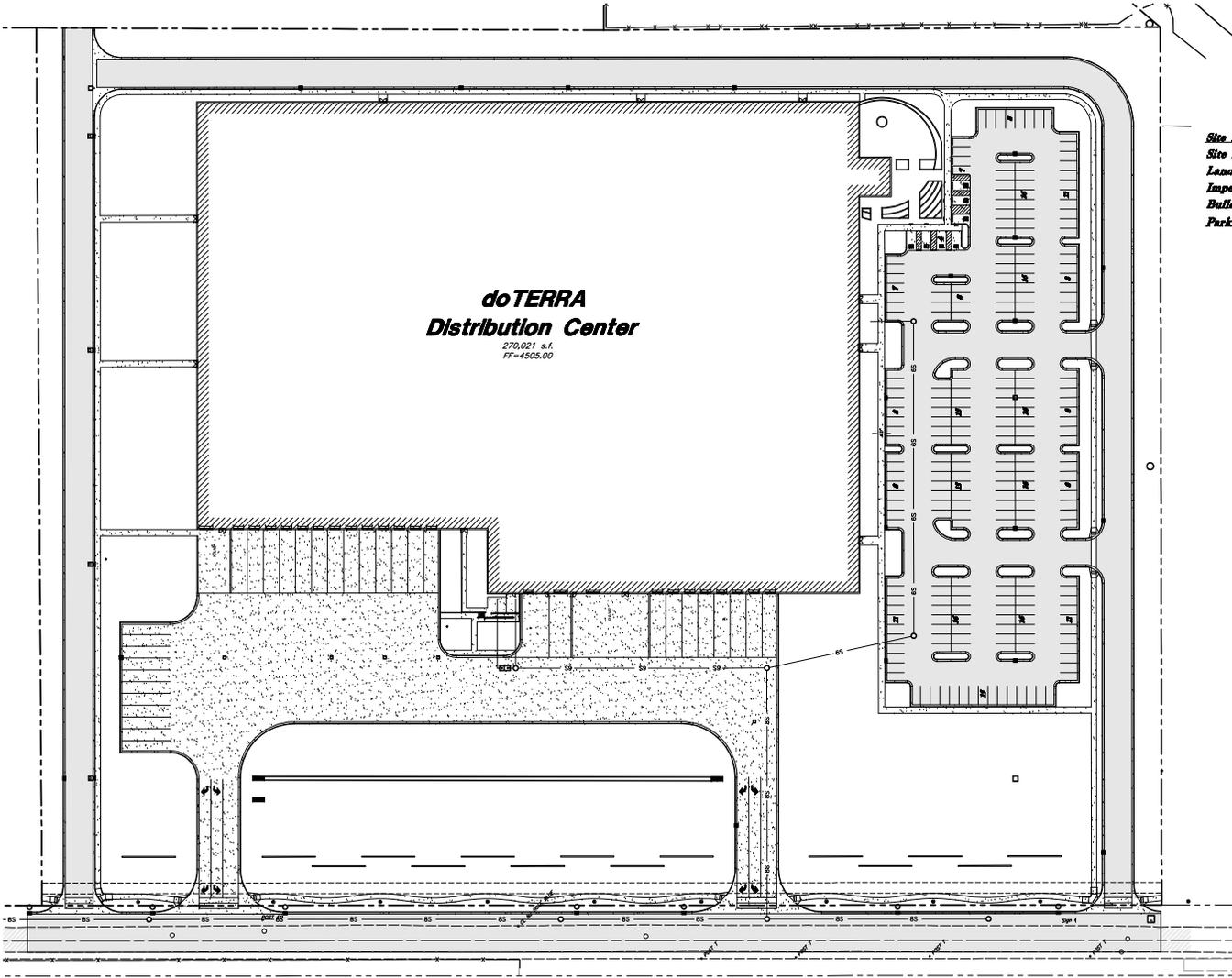


Scale: 1" = 50'



REV DATE DESCRIPTION

VCBO NUMBER 17200
CLIENT NUMBER 00000
DATE 08 MAR 2018



Site Data
Site Area = 858,738 s.f. (19,714 ac.)
Landscape Area Provided = 274,229 s.f. 6,285 ac. (31.9%)
Impervious Area Provided = 314,488 s.f. (36.6%)
Building Area = 270,021 s.f. (31.4%)
Parking Provided = 249 stalls (1/1,000)

**doTERRA
Distribution Center**
270,021 s.f.
FF=4505,00

400 North Street

Accessible Note:
Contractor must maintain a running slope on Accessible routes no steeper than 3:01 (1:33). The cross slope for Accessible routes must be no steeper than 2:01 (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FMA.

- General Site Notes**
1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
 2. Fire line markings and signs to be installed as directed by the Fire Marshal.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. All dimensions are to back of curb unless otherwise noted.
 5. Curb, curb traversal at all points where curb abuts sidewalk, see detail.
 6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

NOT FOR CONSTRUCTION

doTERRA DISTRIBUTION CENTER

doTERRA CORPORATION
LONDON, UT 84042
BD PACKAGE #1

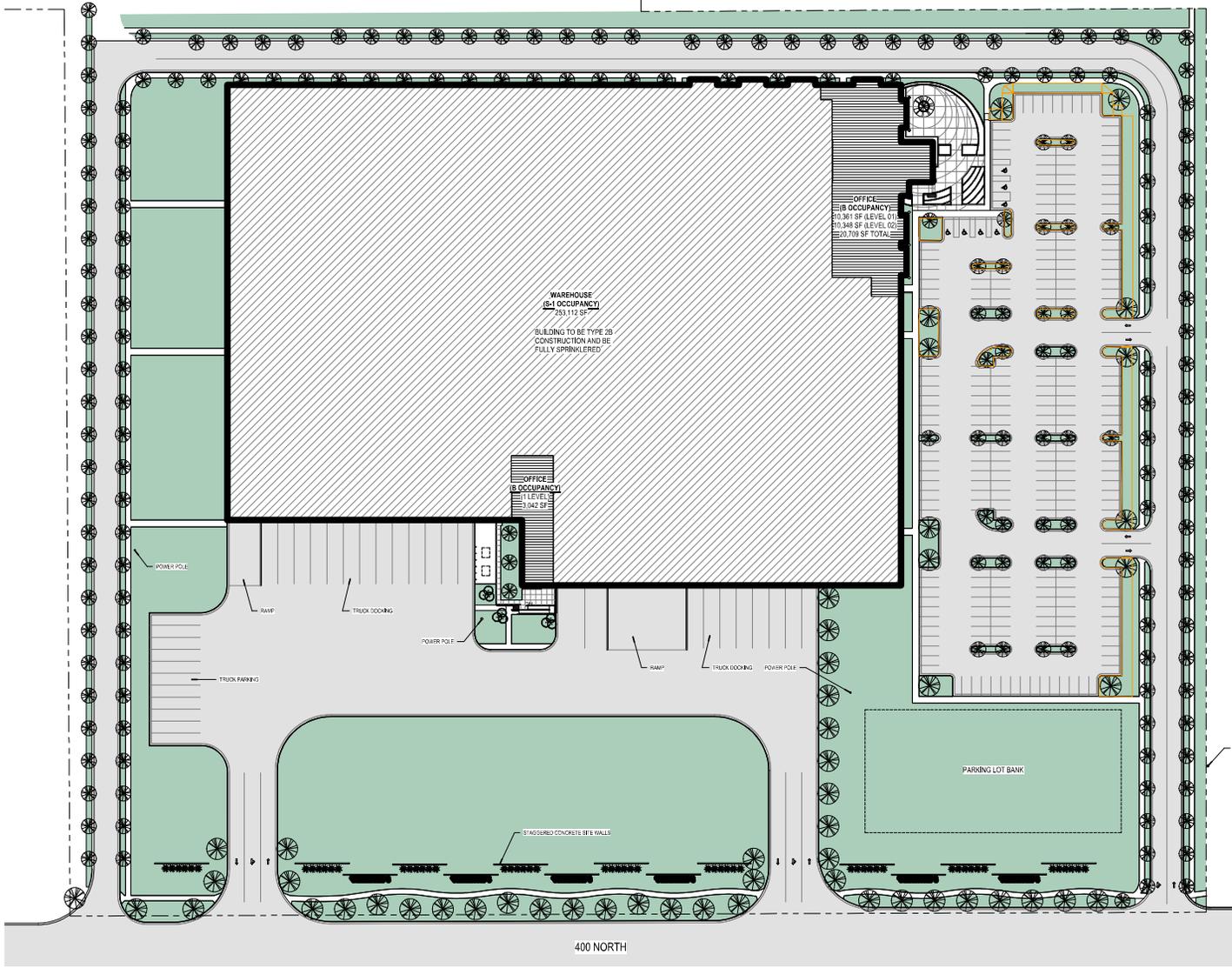


LEGEND - SITE PLAN

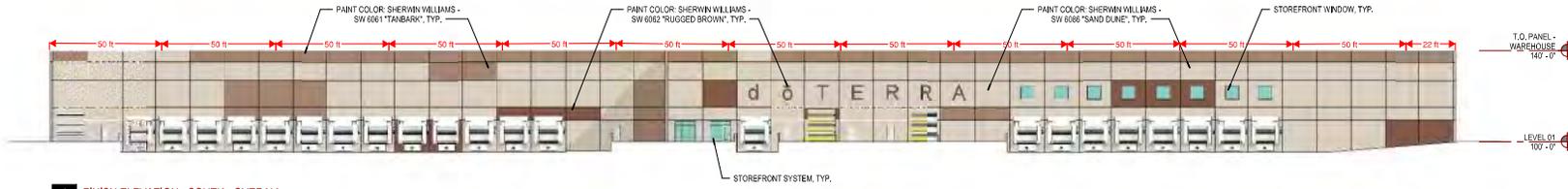
-  LANDSCAPING
-  PAVING
-  SEAWALK
-  SMALL TREE (27' RADII)
-  LARGE TREE (27' RADII)

GENERAL SITE PLAN NOTES

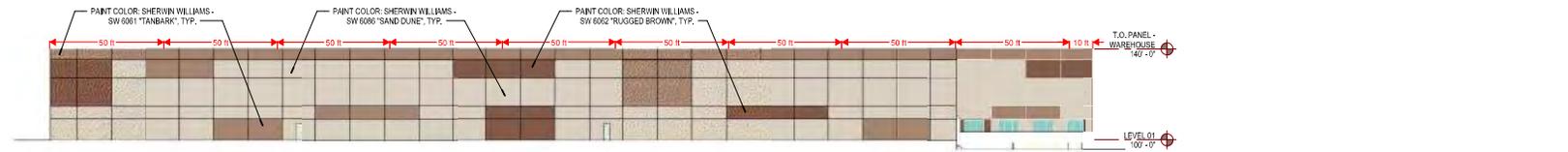
1. GRADING AT 2" PER FOOT SHALL HAVE A MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10' AT 1/4" INCH. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. (SEE SECTION 0510)
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNLESS NOTED OTHERWISE. ALSO REFER TO SECTION 0510.
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNLESS THE CONTRACTOR CONTRIBUTES TO VERIFY CITY STANDARDS FOR ROAD, GULCH, UTILITY AND DRAINAGE REQUIREMENTS.
4. ALL EXTERIOR WALKWAYS, STAIRS AND LANDINGS TO HAVE POURED CONCRETE WITH NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW FOR DRAINAGE. ALL STAIRS AND RAMPWAYS TO HAVE A LANDING OF 6" RISES LONG AT THE TOP AND BOTTOM WITH A POWER SUPPLY TO THE FLOOR. ALL EXTERIOR APPROACHWAYS TO BE EPDM COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK UNENHANCED CONCRETE OVER 4" ROAD BASE. JOINTS AND ALL REINFORCING SHALL BE NO LESS THAN 2" DIA.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORM BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORM BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X 6" CONTINUOUS MINIMUM CONCRETE MOW STRIP TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE WALKWAYS OR PLANTERS OCCUR. TYP. SEE DETAIL 0510.00.
9. LIGHT POLE BASES ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE. BE LOCATED AT LEAST 2' FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP FOR DETAIL 0510.00. VERIFY LOCATION WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASES ALL HAVES LOCATIONS TO BE 30" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOVE FDC TO HAVE VAULT FOR DRAINAGE. SEE DETAIL 0510.00.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.



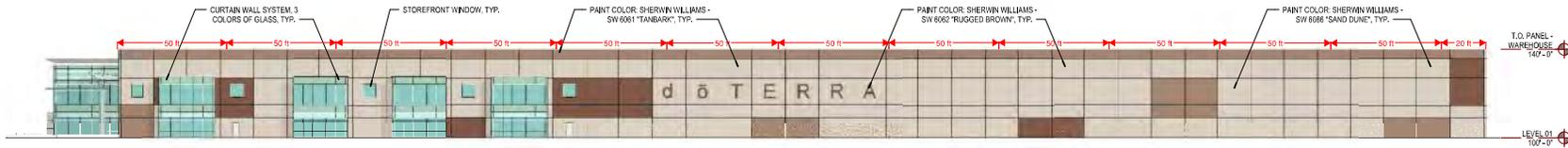
PLAN - SITE - DISTRIBUTION - PRELIMINARY LANDSCAPING
SCALE: 1/4" = 1'-0"
NORTH



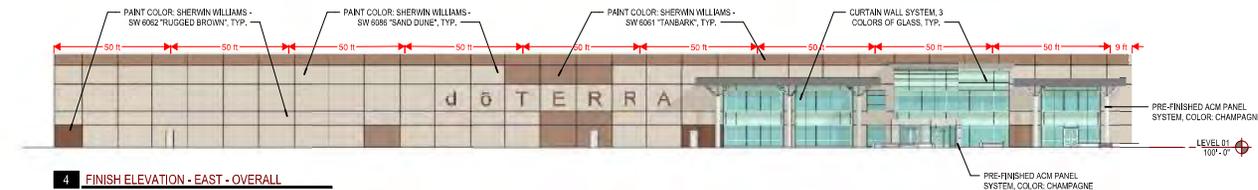
1 FINISH ELEVATION - SOUTH - OVERALL
SCALE: 3/8" = 1'-0"



2 FINISH ELEVATION - WEST - OVERALL
SCALE: 3/8" = 1'-0"



3 FINISH ELEVATION - NORTH - OVERALL
SCALE: 3/8" = 1'-0"



4 FINISH ELEVATION - EAST - OVERALL
SCALE: 3/8" = 1'-0"



OFFICE ENTRANCE - LOOKING SOUTHWEST
doTERRA Distribution Center | Lindon, Utah





VCBO ARCHITECTURE
OFFICE ENTRANCE - LOOKING NORTHWEST
doTERRA Distribution Center | London, Utah



WCBQ ARTISTS + PLANNERS
400 NORTH - LOOKING NORTHEAST
doTERRA Distribution Center | Lindon, Utah





Item 7: Concept Review — Castle Park Offices, ~126 S. Main

Eric Barzeele, Castle Park, requests feedback regarding proposed offices and shared parking with the event center. The subject property is in the General Commercial (CG) zone.

<p>Applicant: Eric Barzeele, Castle Park Presenting Staff: Brandon Snyder</p> <p>Type of Decision: None Council Action Required: No</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <p>1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.</p> <p><u>MOTION</u> No motion necessary.</p>
---	---

OVERVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The applicant requests feedback on a proposed office project that would share parking with the existing events center. The property is located currently in the General Commercial (CG) zone. The General Plan Land Use Map identifies this area as Commercial.

The applicant has provided the following: “Here is the list of the various businesses we found currently in office buildings the size we propose. A commercial realtor said the list was an accurate representation.”

insurance agents (P)
mortgage companies (P)
builders (Professional Office (P), Building Construction – General Contractor, Office & Storage (N))
accountants (P)
small law offices (P)
property managers (P)
investment groups/advisors (P)
mental health (Family & Behavioral Counseling (P))
NGO's (Professional Office (P))
off-site offices for local/regional businesses such as restaurants/etc. (Professional Office (P))
tech company offices (not support or call centers) for phone, satellite, etc. (Professional Office (P))
a few physical therapy and massage places (P)
financial & processing businesses of various types

Zoning Map:



Any redevelopment of the property will need to comply with all applicable codes and ordinances (i.e. site plan: landscaping, parking, setbacks, etc.; development manual, access and circulation, public improvements and engineering, architectural design standards)

Lindon City Codes (parking):

17.18.040 Mixed occupancies.

In the case of mixed uses in a building or on the lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.

17.18.077 Alternatives to reduce required parking.

Exceptions to the minimum parking standards may be granted in order to reward users of mass transit and to allow applicants options to reduce parking spaces in order to save construction costs and reduce land area needed for parking. The following exceptions to the minimum parking standards may be granted upon approval by the Planning Director and City Engineer:

1. Shared parking agreements. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. The Planning Director and City Engineer may approve joint use of required nonresidential parking spaces between two lots and/or uses upon a determination that no substantial conflict in the periods of peak demand would occur from the shared parking allowance. The total number of spaces provided between the uses shall be at least equal to the sum of the minimum number of spaces required for each use. Applicants requesting the use of shared parking shall submit the following documentation as part of a building permit, business license, or land use application:

a. The names and addresses of the uses and of the owners and tenants that are sharing the parking;

b. A detailed site plan showing the location and number of parking spaces that are being shared. The shared spaces shall be no more than 350' away from the buildings or uses being served and shall have a safe and convenient pedestrian connection provided between the shared parking and the building or use. The shared parking allowance and/or pedestrian connection shall be signed and identified at both the use being served and the shared parking location;

c. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and

d. A legal instrument written to the satisfaction of Lindon City that may include easements or deed restrictions that guarantee access to the parking for both uses in perpetuity. The document(s) must state that new uses that require more parking spaces, or have similar peak parking times, will not be permitted by Lindon City unless the minimum required parking is constructed to accommodate both the new use and the existing uses which have claim on the shared parking agreement. Said instrument(s) shall be signed by all property owners involved and **shall be recorded against each property at the County Recorder's Office.**

MOTION

No motion necessary.

ATTACHMENTS

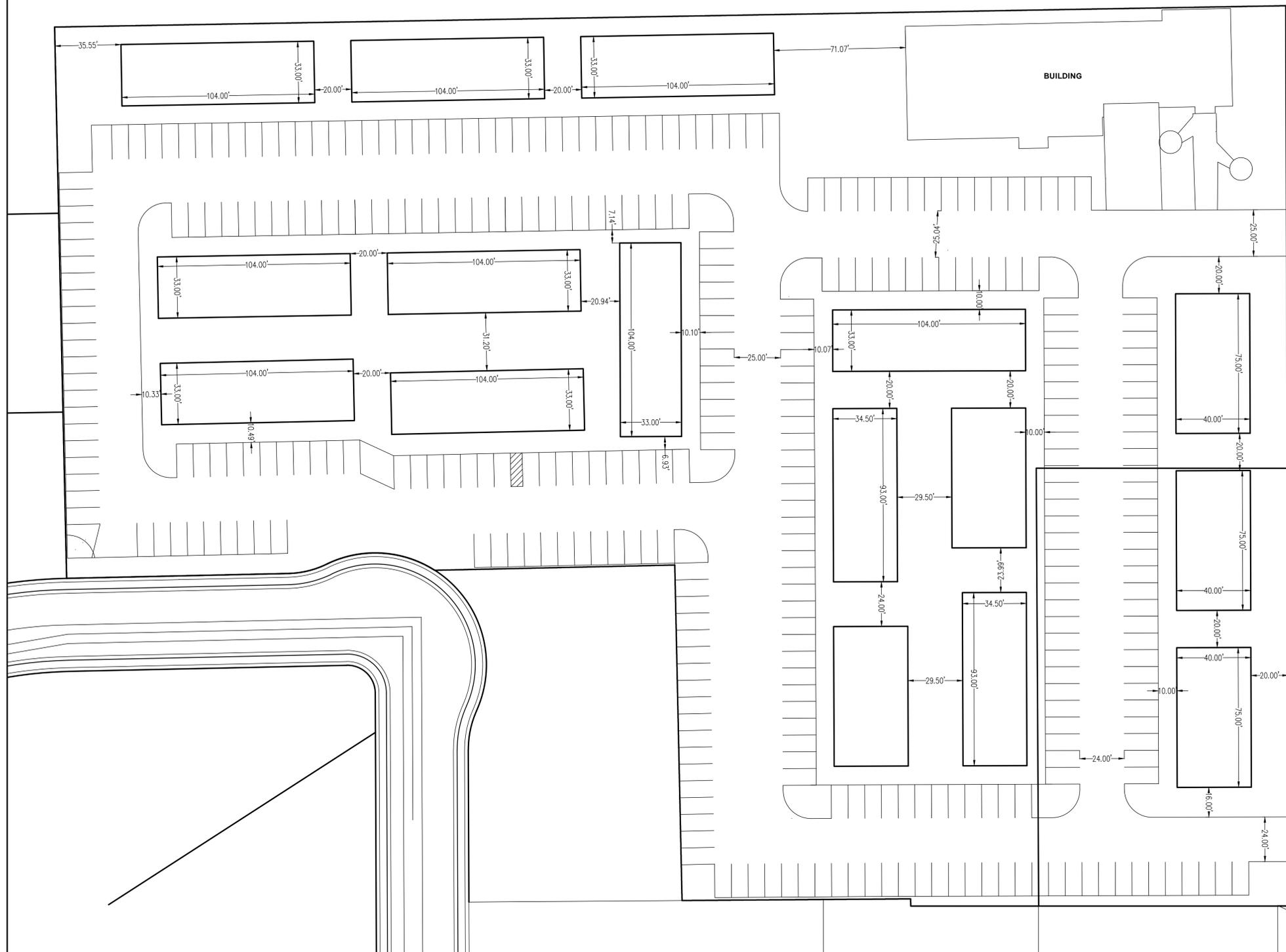
- BUILDING ELEVATIONS
- CONCEPT PLAN



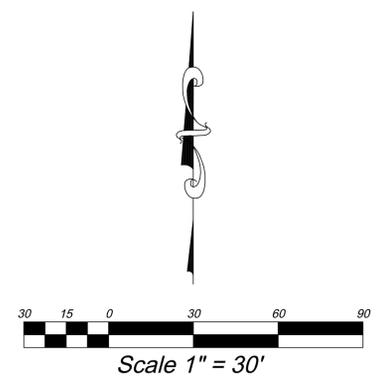




CASTLE PARK - LINDON



TABULATIONS:	
6,000 S.F. BUILDINGS:	16
TOTAL PARKING STALLS:	336
1 STALL PER	285 S.F.



REVISIONS		
Rev.	Date	Description

Castle Park Properties, LLC 110 South Main, Lindon, UT 84042		CASTLE PARK	
EXCE ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelecivil.com		LINDON	UTAH
Drawn by: D.W.P.	Designed by: D.W.P.	CONCEPT PLAN	Scale: 1"=30'
Checked by: D.W.P.	Date: 03/13/18		C1

Item: 8 Ordinance Amendment, Lindon City Code Standard Land Use Table, New Dealership Vehicle Service Centers

<p>Applicant: Lindon City Planning Department Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether it is in the public interest to allow vehicle service centers in conjunction with new vehicle dealerships.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2018-6-O (<i>as presented, with changes</i>).</p>
--	---

REQUESTED CHANGE TO STANDARD LAND USE TABLE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only (vehicle service centers permitted in conjunction with new vehicle dealership)	N	N	N	C	C	P	P	P	P	C	N	P	N

BACKGROUND

Mercedes-Benz of Lindon recently vacated their home in Lindon in the PC 1 zone to relocate in Draper. The Murdock Hyundai group is in the process of purchasing the Mercedes-Benz lot from the Larry H. Miller Group, which would allow for an expansion of the Murdock campus (currently in the PC 2 zone). As part of the expansion, Murdock plans to use the Mercedes-Benz building to expand its vehicle service center. Vehicle service centers perform services such as oil changes, tire rotations, emissions checks, tune-ups, etc.

Although common practice to have a service center complimenting a new vehicle dealership, in the PC 1 and PC 2 zones, stand alone Auto Lube & Tune-up and General Auto/Vehicle Repair are not permitted. To ensure there are no issues with Murdock utilizing the former Mercedes-Benz building as a service center, staff is requesting this Standard Land Use Table change.

ANALYSIS

This code change will not substantially change current practice at new dealerships, but rather clarify that service centers are permitted with new dealerships even if stand alone service centers are not permitted in the same zone.

ATTACHMENTS

1. 2018-6-O
2. PC 1 and PC 2 Zoning Map

LINDON CITY CODE

ORDINANCE NO. 2018-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE STANDARD LAND USE TABLE OF THE LINDON CITY CODE TO AMEND USE PERMISSIONS FOR VEHICLE SERVICE CENTERS IN CONJUNCTION WITH NEW VEHICLE DEALERSHIPS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City’s sales and property tax revenues, and provide the highest quality goods and services for area residents; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to the Standard Land Use Table of Lindon City Code; and

WHEREAS, a public hearing was held on April 10, 2018, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on April 17, 2018, to consider the recommendation and no adverse comments were received.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The *Motor Vehicles/Trucks/Marine – New Vehicle Dealership only* line item in the Standard Land Use Table of the Lindon City Code is hereby amended to read as follows

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only (vehicle service centers permitted in conjunction with new vehicle dealership)	N	N	N	C	C	P	P	P	P	C	N	P	N

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

LINDON CITY CODE

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2018.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL



RB

PC-2

PC-1

CG

G-A8

Item 9: General Discussion – Lindon City General Plan Streets and Transportation

Lindon City Planning & Economic Development Director, Hugh Van Wagenen, will review the Streets and Transportation section with the Planning Commissioners. This is an informative discussion item only. No motions will be made.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: N/A Council Action Required: Discussion</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>Staff will present information regarding the Lindon City General Plan update by reviewing the Streets and Transportation section. No formal action will be taken at this time.</p>
---	---

STREETS AND TRANSPORTATION

STREETS AND TRANSPORTATION

The Streets and Transportation section of the Lindon City General Plan (Transportation Plan) is designed to provide the goals and guidelines necessary for the planning of safe and efficient movement of people and goods in the City.

Transportation policies impact current and future land use and transportation planning. Through implementation of the Lindon City Street Master Plan Map, the Alternative Transportation Master Plan Map and applicable capital facilities plans, the City can ensure comprehensive and coordinated transportation planning efforts.



The current I-15 freeway expansion project through Utah County is projected to handle traffic demands through 2030.

STREET PLAN GUIDELINES

The primary purpose of the transportation plan is to balance future demands generated by the Land Use element with future roadway improvements, thereby developing a long-range transportation system plan which would efficiently support future land development.

The recommendations included in this plan represent street capital improvements that could ultimately be needed if Lindon's entire planning area is fully developed according to the General Plan Land Use Map. It is important to emphasize that the results do not necessarily suggest all needs in the next five, ten, or even twenty

years. Also inherent in a long-range projection is the potential for variation due to unforeseen economic, political, social, and technological changes.

Appropriate use of Lindon's long-range transportation plan should be to:

1. Secure rights-of-way prior to or concurrent with land development.
2. Determine if outlying potential development could degrade existing streets, and consider actions to limit or concentrate future land use densities, if required.
3. Anticipate long-range financial demands and search for additional methods of street improvement funding.

Thus, recommendations of the long-range transportation plan should be noted, but most actual improvements would be tied to future growth.

The street system should accommodate through and local traffic as designed on the Lindon City Street Master Plan Map. The following road classifications are found on the Street Master Plan Map:

- *Freeways* will be designed to safely handle very large volumes of through traffic. Direct access will be limited to widely spaced interchanges. Design, construction, and operations shall be provided by Utah Department of Transportation (UDOT).
- *Arterial Streets* act as main thoroughfares for traffic moving through the City. Full access to adjacent commercial and industrial land uses should be limited.
- *Collector Streets* provide for traffic movement between arterial and local streets, and are identified as Major or Minor collectors. Center left-turn lanes may be provided to allow for greater access and safety. Driveway access should be evenly spaced.
- *Local Streets, Private Streets, and other Public Roads* provide for direct access to adjoining land uses and for local traffic movement.

Alternative modes of transportation, such as mass transit and bicycle routes, should be accommodated as shown on the Alternative Transportation Master Plan Map. The Alternative Transportation Master Plan Map shows anticipated mass transit and bike routes that should be preserved and encouraged. Additionally, 'transit nodes' have been identified at intersecting transit routes where high levels of transit oriented activities are likely to occur. Ordinances should be adopted to protect and encourage future transit oriented opportunities (transit stops, transit parking, expanded transit services, bicycle and pedestrian accommodations/uses, etc.) within these transit nodes.

The goal of the transportation plan is to have a balanced circulation system which provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding land development patterns and other City priorities, and enhances regional circulation facilities. Thus, the plan not only promotes and ensures adequate traffic flow and pedestrian safety, but also geometric aesthetics, landscaping enhancements, storm water management, adequate off-street parking, rural charm, and etc., especially in new development areas. Where possible, and within reason, these improvements in existing local roadway areas are encouraged as well. Specific objectives for the circulation system include the following:

1. Planning and design:

- a. The City shall coordinate land use and circulation planning to:
 - provide for the land development opportunities created by major transportation routes and interchanges within and around Lindon;
 - ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive; and
 - ensure that the City retains overall control over the design and location of the major street system within future growth areas.
- b. Planning shall include design of an adequate thoroughfare system within future growth areas and designate sufficient rights-of-way prior to land development or through the plan approval process. Lindon coordinates with Mountainland Association of Governments (MAG) on regional transportation planning.
- c. Planning shall minimize localized traffic congestion and operational problems and ensure adequate access to and circulation around commercial and industrial areas, public facilities, and other activity centers. Streets in developing areas should provide for the free flow of traffic when the construction is complete.
- d. The City shall establish goals to improve the overall design and appearance of roadways within the community and to ensure that circulation facilities are designed and developed in harmony with adjacent land uses (e.g., treescapes along streets, park strips).
- e. Planning shall minimize non-local and commercial traffic within residential neighborhoods and shall provide for the safe and efficient movement of trucks and service vehicles within the community in a manner that does not adversely affect nearby land-uses.

- f. Planning shall ensure the provision of adequate off-street parking facilities for all settings.
- g. The City shall cooperate appropriately with other public and private agencies in the provision of convenient public transportation services within Lindon, and between Lindon and other destinations and may promote the development of such services, such as light rail or bus rapid transit, park and ride lots, bus stops, van share, etc.. Expanded services should be in general accordance with the Alternative Transportation Master Plan Map.
- h. Road alignments as shown on the Lindon City Street Master Plan Map are shown in approximate locations. Not all roadways required to access and/or develop all lands within the city are shown.

2. Street standards:

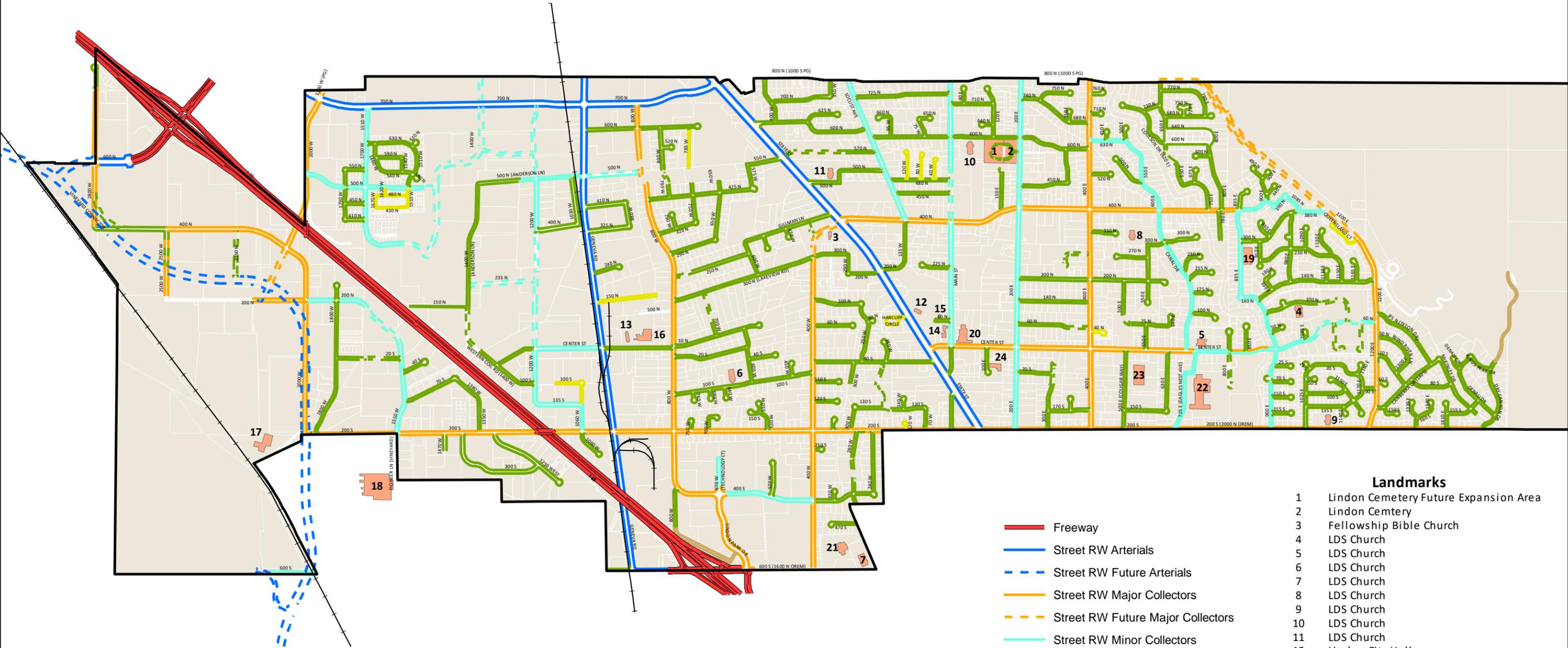
- a. All roadways in the community should have properly designed surfaces with drainage facilities which are in adequate condition.
- b. Through streets are encouraged.
- c. Existing streets should be upgraded (e.g., resurfaced, rebuilt, widened) to minimize congestion. Impact fees should account for upgrades that are required by new development. Private development participates in major street system improvements through street impact fees, dedication of land, and construction of facilities.
- d. Street classification should be determined by projected traffic volumes, desired operation speeds, projected traffic types, projected construction phasing, and location.
- e. Intersections should be located at intervals which maximize street capacities and provide necessary access. Warranted traffic signals should be installed as needed.
- f. Traffic calming should be designed into new development projects and the City should consider possible ordinance amendments to reflect preferred traffic calming measures, such as street trees, throating (chokers), additional striping, landscaped medians, etc. The City will provide for an on-going program to consider implementation of traffic calming improvements onto existing City Streets when deemed necessary.

3. Pedestrian, bicycle, and other standards:

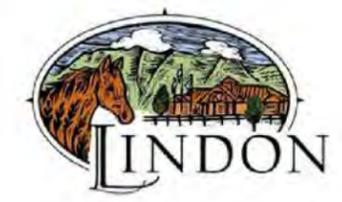
- a. Street lighting shall be consistent with the intensity of adjacent land uses, aesthetics, and the need for public safety. Based on issues such as public safety & neighborhood concerns, the City should bring street lighting in existing developments closer to standards for new development.
- b. The City should provide safe for and convenient bicycle, pedestrian, and equestrian movement on designated sidewalks, trails, and striped road-side shoulders.
- c. Future studies for increased bicycle use and bike route designations should be conducted with specific implementation plans and policies adopted by the city.
- d. In areas with high pedestrian use or where safety is a significant concern (e.g., by schools) the City may promote sidewalks or trails beyond that provided by new development. Pedestrian signals shall be provided only at vehicular signal locations. Crosswalks are generally restricted to intersections. The City may utilize various methods, such as special improvement districts or City funded improvements in undeveloped areas with later assessment at the time of development.
- e. Policies concerning parking facilities are included in the City's Zoning Ordinance

Lindon City Street Master Plan

March 2018



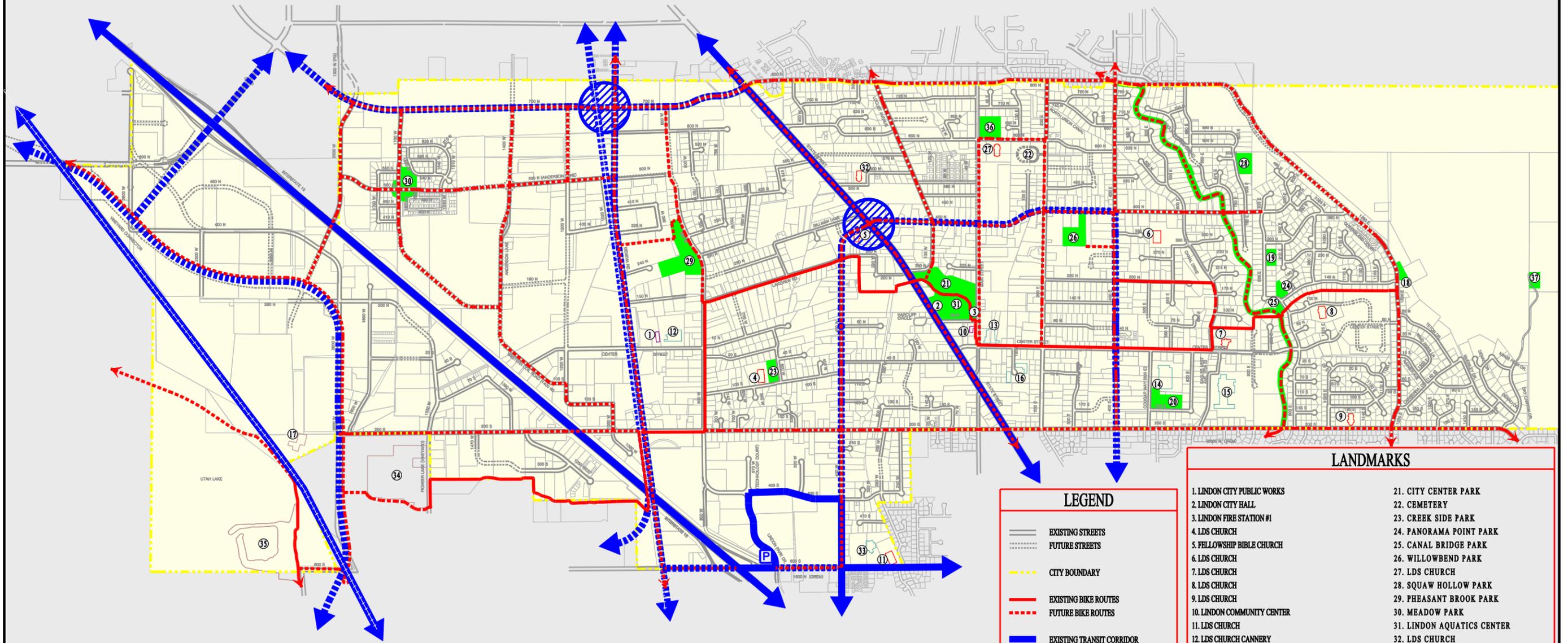
- | | |
|---|--|
| <ul style="list-style-type: none"> — Freeway — Street RW Arterials - - - Street RW Future Arterials — Street RW Major Collectors - - - Street RW Future Major Collectors — Street RW Minor Collectors - - - Street RW Future Minor Collectors — Street RW Local - - - Street RW Future Local — Street RW Private — Street RW Public Other ■ Landmarks | <p>Landmarks</p> <ul style="list-style-type: none"> 1 Lindon Cemetery Future Expansion Area 2 Lindon Cemetery 3 Fellowship Bible Church 4 LDS Church 5 LDS Church 6 LDS Church 7 LDS Church 8 LDS Church 9 LDS Church 10 LDS Church 11 LDS Church 12 Lindon City Hall 13 Lindon City Public Works 14 Lindon Community Center 15 Lindon Firestation #1 16 LDS Church Cannery 17 North Point Waste Transfer Station 18 Power Plant 19 Water Tanks 20 Lindon Elementary School 21 Maeser Academy 22 Oak Canyon Jr. High School 23 Rocky Mountain Elementary School 24 Timpanogos Academy |
|---|--|



LINDON CITY ALTERNATIVE TRANSPORTATION MASTER PLAN MAP

NOVEMBER 2011

SCALE 1" = 2000'



LEGEND	
	EXISTING STREETS
	FUTURE STREETS
	CITY BOUNDARY
	EXISTING BIKE ROUTES
	FUTURE BIKE ROUTES
	EXISTING TRANSIT CORRIDOR
	FUTURE TRANSIT CORRIDOR
	COMMUTER RAIL
	FUTURE LIGHT RAIL
	FUTURE TRANSIT NODE
	EXISTING PARK-N-RIDE LOT

LANDMARKS	
1. LINDON CITY PUBLIC WORKS	21. CITY CENTER PARK
2. LINDON CITY HALL	22. CEMETERY
3. LINDON FIRE STATION #1	23. CREEK SIDE PARK
4. LDS CHURCH	24. PANORAMA POINT PARK
5. FELLOWSHIP BIBLE CHURCH	25. CANAL BRIDGE PARK
6. LDS CHURCH	26. WILLOWBEND PARK
7. LDS CHURCH	27. LDS CHURCH
8. LDS CHURCH	28. SQUAW HOLLOW PARK
9. LDS CHURCH	29. PHEASANT BROOK PARK
10. LINDON COMMUNITY CENTER	30. MEADOW PARK
11. LDS CHURCH	31. LINDON AQUATICS CENTER
12. LDS CHURCH CANNERY	32. LDS CHURCH
13. LINDON ELEMENTARY	33. KARL MAESER ACADEMY
14. ROCKY MOUNTAIN ELEMENTARY	34. LAKESIDE POWER PLANT (VINEYARD)
15. OAK CANYON JR. HIGH	35. LINDON MARINA
16. TIMPANOGOS ACADEMY	36. FRYER PARK
17. NORTH POINT WASTE TRANSFER STATION	37. DRY CANYON TRAILHEAD
18. EQUESTRIAN STAGING AREA	
19. WATER TANK PARK	
20. PIONEER PARK	

Item 10: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 11: Planning Director Report

•
•

Adjourn